



Instinctive
Excellence
in Property.

To Let

Period Terraced Building
2,551 sq ft (236.98 sq m)

7 Lower Crescent
Belfast
BT7 1NR

COMMERCIAL



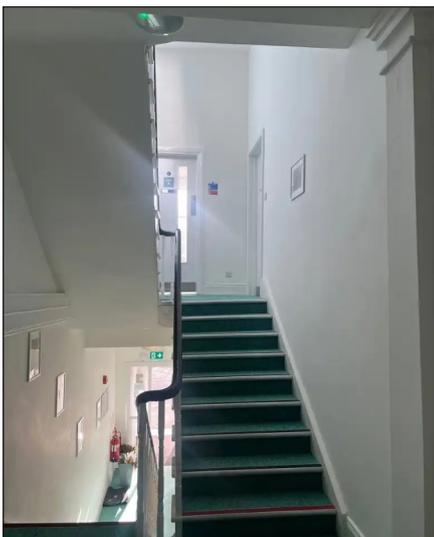
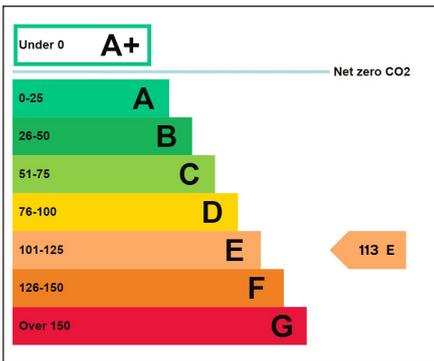
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EPC



Location

Well located in the University Area of South Belfast between University Road and Botanic Avenue overlooking Crescent Gardens, within walking distance of Queens University, City Hospital, Botanic Train Station and within walking distance of Belfast City Centre. A number of new developments in the area will only further improve the location.

Description

This mid terraced property offers bright freshly redecorated self contained accommodation over 4 floors and retains many attractive period features. The building would potentially be suitable for a range of commercial uses (subject to planning).

On street car parking is widely available in the area.

The property is B1 Listed under reference: HB26/27/010G.

Note: The ground floor has planning permission for cafe use (non hot food).

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	884	82.12
First Floor	836	77.66
Second Floor	551	51.19
Third Floor	280	26.00
Total Net Internal Area	2,551	236.98

Note: The property can be let on a floor by floor basis.

Lease Details

Rent: On application

Rates

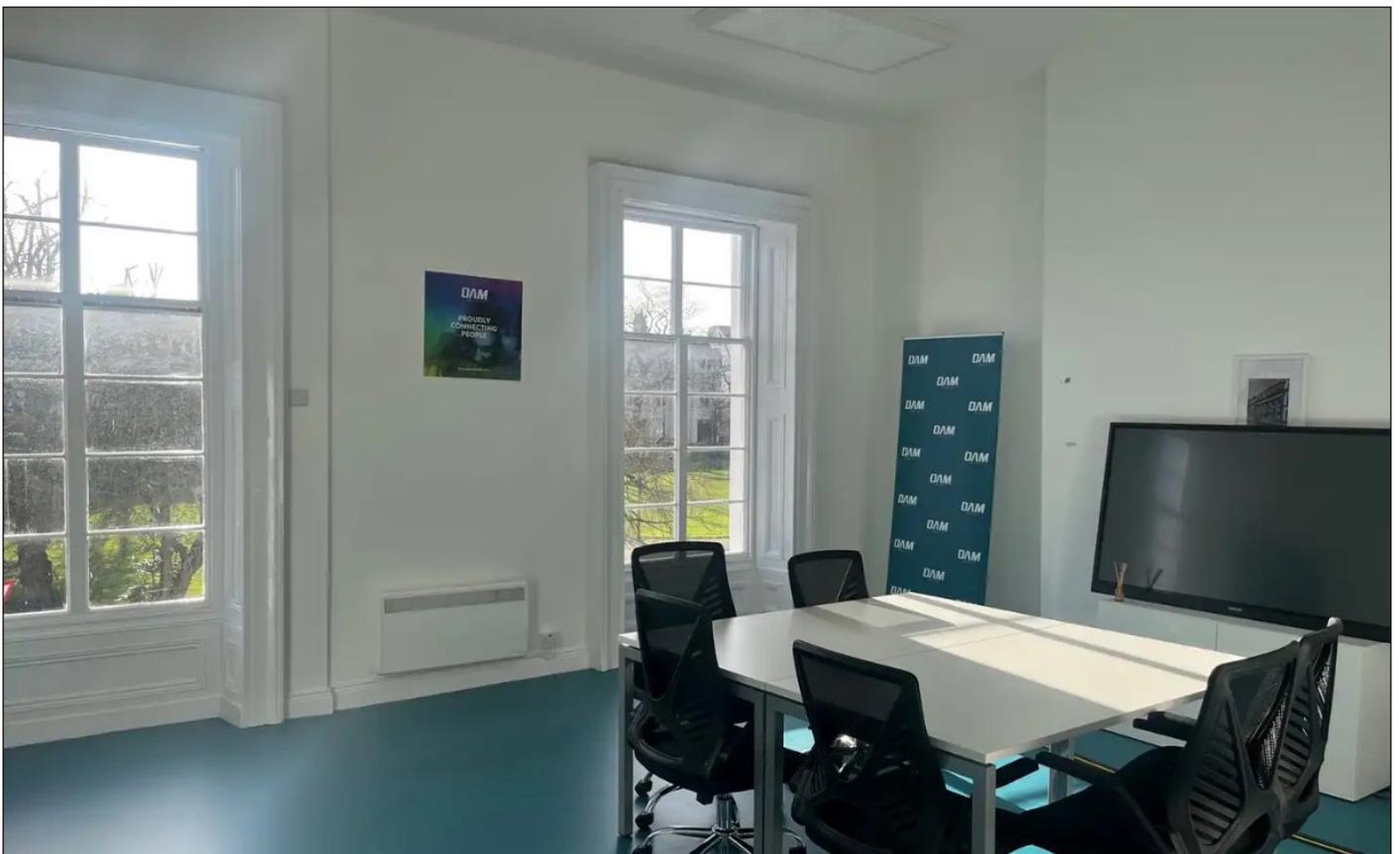
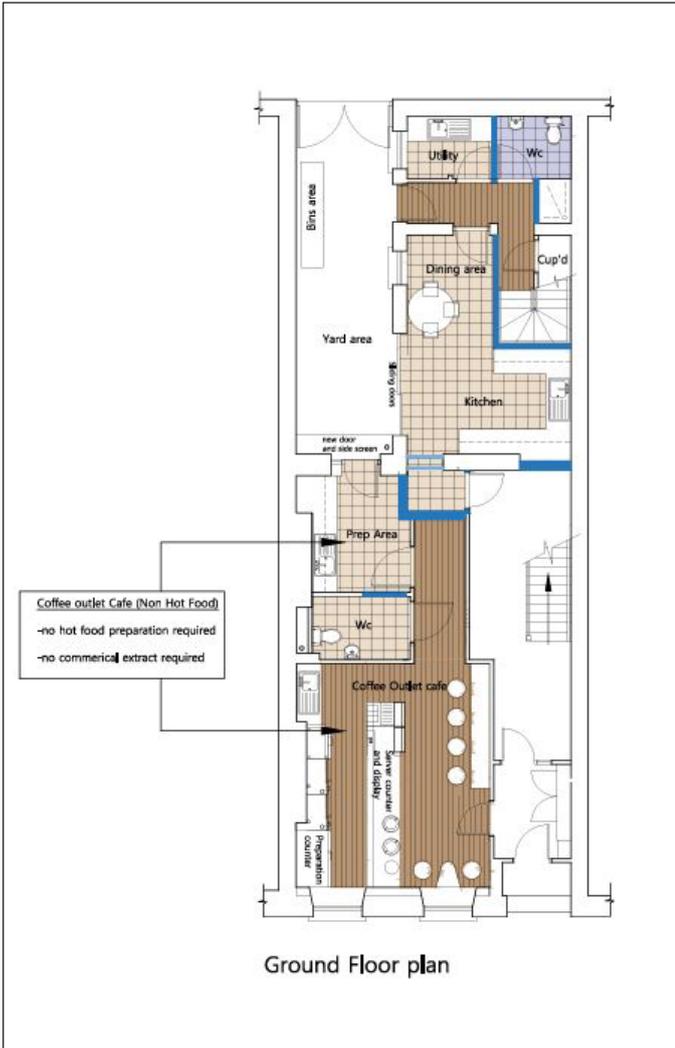
The property is to be reassessed.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

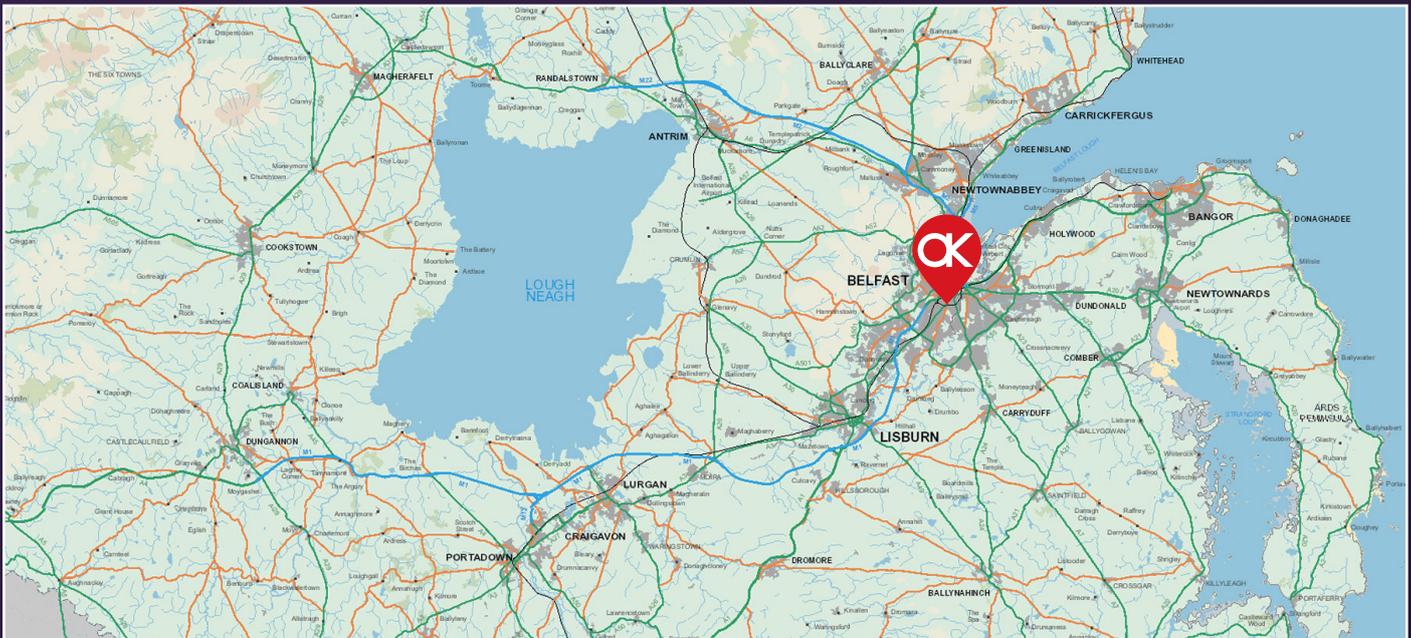
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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